

3. COA-050413-2019

PUBLIC HEARING DATE

March 26, 2019

PROPERTY ADDRESS

3202 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

J. & C. Minyard

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

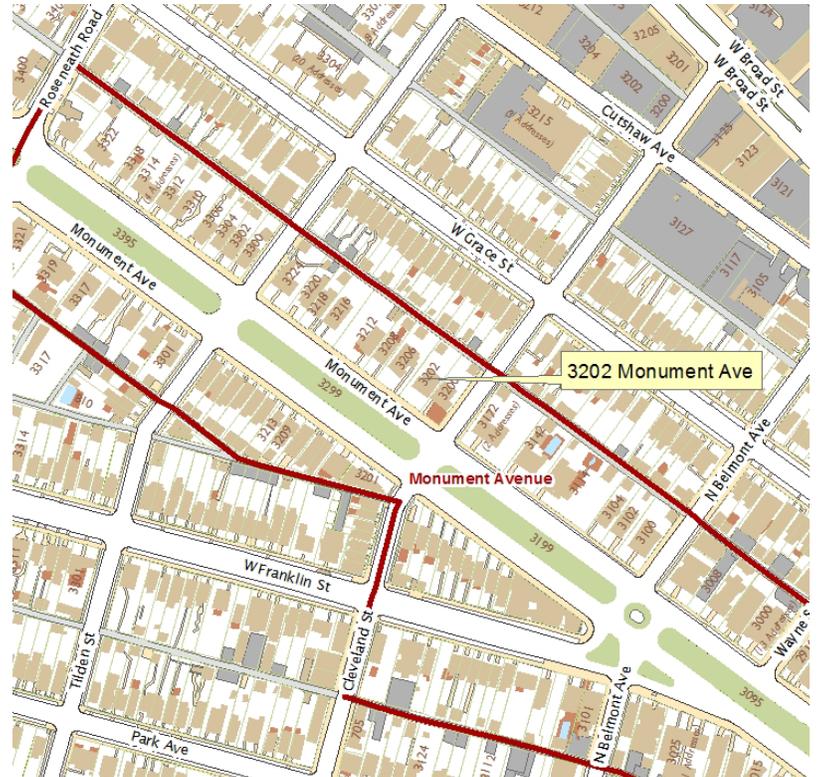


PROJECT DESCRIPTION

Replace existing front patio and walkway.

PROJECT DETAILS

- The applicant requests approval to replace the existing tile on a front patio and walkway with bluestone.
- The building is a 2-story brick Colonial Revival residence built ca. 1926.
- The walkway and patio are currently paved with red broken tile, with a brick edge and steps.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The walkway from the street to the front steps be paved with brick or red tile, material and color to be submitted to staff for administrative review and approval.

STAFF ANALYSIS

Sidewalks & Curbs #7, pg. 76

Sidewalks and curbs should be built of common building materials found throughout the district. Generally, simple paving designs are more compatible with the diverse building styles and better unify

Staff finds that due to the change in grade, the front patio is minimally visible from the street and is supportive of the use of bluestone in this area.

the various elements found on streets throughout Old and Historic Districts.

The 3200 block of Monument Avenue contains many examples of paved walkways and front patios. Many homes have been altered with the addition of new materials, however there are several examples of brick and red tile. Historic photographs are inconclusive about what materials existed historically and staff finds that red brick or tile is in keeping with the architectural character of the property and the surrounding area. In addition, the subject property retains a brick edging and brick steps.

As the front walkway is very visible from the street, staff recommends the walkway from the street to the front steps be paved with brick or red tile, to be more consistent with the surrounding area. The final material and color selection should be submitted to staff for administrative review and approval.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES



Figure 1. 3202 Monument Ave, front walkway.

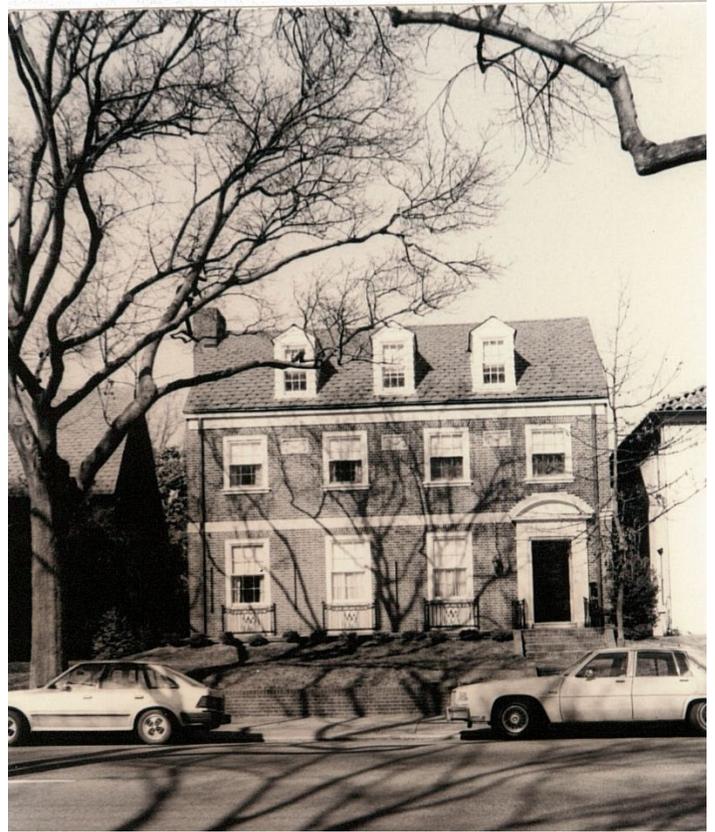


Figure 2. 3202 Monument Avenue, ca. 1970s-1980s



Figure 3. 3224 Monument Avenue



Figure 4. 3142 Monument Avenue